

DELEGATED REPORT**Report by** Amanda**Date of report:** 02/07/2026**Ref:**73227/FUL

Uhunmwagho

Registration: 20/05/2026**LDfC:** 30/06/2026**Expiry Date:** 15/07/2026**Site Visit:** 18/06/2026**Site Notice:** N/A**Press Date:** N/A**Objections:** 0**Con Area:** N/A**Adv Type:** N/A**Reason for Delay:****EIA:** NA

N/A

Dec Level: DEL**Stat Class:** HOUS**Proposal:** Two/single storey rear extension to both properties**Location:** 24 & 26 Wellington Road, Bury, BL9 9BG**Description**

The application relates to numbers 24 and 26 Wellington Road which are located at the end of a terrace. At the front the sites overlook Manchester Road recreation ground and land belonging to Bury College. At the rear of both houses are garden and yard areas with a high brick wall to the boundaries. There is a pedestrian access gate to the rear of no.24 Wellington Road, accessed from Horne Street to the side and no.26 has vehicular access gates accessed from the back street. No.24 has an existing small single storey rear extension and no.26 also has a single storey rear extension.

The proposal is to build single and two-storey rear extensions at both properties, which would be attached to one another. Certificate B has been included with the application and each applicant has served notice on the other. Both extensions would project 6m at ground floor. The extension at no.24 would be built flush with the existing side elevation and it would extend across the whole of the rear elevation. The first floor element would measure 5.77m wide and would project 3.5m from the original rear elevation and the roof would be pitched.

At no.26 the ground floor extension would project 1m from the original rear elevation adjacent to the east boundary and then it would be stepped away from the boundary and would project a further 5m. It would measure 4.1m across the rear and the roof would be hipped. The first floor element would measure 3.19m wide and it would project 3.5m from the original rear elevation. The roof would be pitched.

Relevant Planning History

71806 - Two storey/single storey rear extensions - Refused 04/06/2025

03171/E - Two storey extension (two properties) - Enquiry completed 07/04/2026

Publicity

6 neighbours notified on 01/06/2026 - No comments or objections received.

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant.**Development Plan and Policies**

SPD6 Supplementary Planning Document 6: Alterations & Extensions

H2/3 Extensions and Alterations

PFE Places for Everyone

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

The main considerations of this application are the impact of the proposal on visual and residential amenity.

Visual Amenity -

SPD 6 and UDP Policy H2/3 seek to achieve a high standard of design that compliments

the original building, and does not have a detrimental impact on the character and appearance of neighbouring properties and the general street scene.

The extensions would be to the rear of the dwellings. As such they would not be readily visible from Wellington Road to the front, but given their location the rear of the houses are openly visible from the rear on Back Wellington Road South and also Horne Street. There are many examples of single and two storey rear extensions to properties in the immediate vicinity, so the extensions would not appear out of character in this area. The design of the proposal is also considered to be in keeping with the existing building.

Given the above the proposal conforms to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of visual amenity, and Places for Everyone Joint Development Plan listed.

Residential Amenity -

- Both applicants have served notice on one another due to the fact the extensions would be built joined together, and Certificate B has been submitted with the application. A condition would also be added to the decision stating that the extensions must be built at the same time in order to avoid any issues with visual and/or residential amenity.
- At no.24 the side elevation would be built flush with the existing side elevation of the house and would be approximately 600mm away from the side boundary wall. As such there would be no concerns about encroachment of the highway at the side.
- There would be no windows in the side elevation of the extension at no.24 and the distance between the side and the neighbour at 22 Wellington Road would be satisfactory in terms of SPD 6, and there is a highway in between.
- There would be around 5.5m from the rear elevation of the ground floor extensions to the rear site boundaries and approximately 11.8m to the side elevation of no.5 Horne Street to the rear. As such the separation distances to the side of this property would be acceptable in terms of SPD 6 at ground floor level.
- The first floor extension would be approximately 7.5m away from the rear site boundary and the upper floor level would be around 14.4m from the side elevation of no.5 Horne Street which would be acceptable in terms of SPD 6 .
- The extension at no.26 would extend 1m at ground floor level adjacent to the shared boundary with no.28 to the east and the first floor section would be approximately 1.5m set away from the shared boundary. As such the 45° rule would be satisfied with regards to the two-storey extension at no.26 and its relationship to no.28 Wellington Road next door.
- There would be no first floor windows to the side of the extension at no.26 Wellington Road overlooking no.28 next door.

The proposal conforms to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties in terms of separation distance to the surrounding properties and the 45° rule from nearest relevant window of no.28 Wellington Road.

Parking -

The proposal would not increase the number of bedrooms at either property therefore SPD 11 Parking Standards need not be considered. The parking arrangements would remain as existing where there is on street parking to the front, side or rear of the sites.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

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conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawing numbered RAD/3246/25/2/Rev A received on 20/05/2026 and drawing numbered RAD/3246/25/1/Rev C received on 01/07/2026 as modified by the email from RA Design & Project Management Ltd dated 01/07/2026. The development shall not be carried out except in accordance with the details hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall match those of the existing building.
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy H2/3 - Extensions and Alterations of the Bury Unitary Development Plan and Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
- 4 The rear extensions hereby approved at numbers 24 and 26 Wellington Road shall only be carried out at the same time to both properties.
Reason - To protect the visual amenity of the area pursuant to Bury UDP Policy H2/3 - Extensions and Alterations and the guidance in Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u> HL	<u>Date</u> 2/7/26
AU - 02/07/2026			